

**MINUTES**  
**10x10 Blue Ribbon Affordable Housing Meeting**  
**Thursday, July 12, 2007, 4:00 p.m.**  
**Fresno City Hall, 3<sup>rd</sup> Floor, Meeting Room 3054**

Committee Members Present: Keith Bergthold, City of Fresno, (Chair)  
Michael Sigala, City of Fresno  
Sara Hedgpeth-Harris, League of Woman Voters  
Veda Stamps, The Ramsay Group

Others Present: Bonnie Rusko, CIL  
Jose Luis Barraza, CIL  
Leslie Gacad, FHA, CSUF  
Charlotte Hylton, Deputy City Attorney  
Mary Chaisson, Fresno Madera Continuum of Care  
David Cisneros, Public Works, City of Fresno  
Carol Casey, ADA  
Sara Pomare, City of Fresno  
Allysuun Williams, CSU Fresno  
Larry Roselle, HUD

Members Absent Cynthia Sterling, Fresno City Council District 3 (Co-Chair)  
Lee Brand  
Jess Negrete, Central California Legal Services  
Rev. Paul Werfelmann  
Dan Fitzpatrick, Lantana Investment, LLC  
Rev. Sharon Stanley, FIRM  
Dennis Woods, United Security Bank

**A. Call to Order**

Meeting was called to order at 4:17 p.m. by Keith Bergthold

**B. Introductions**

Attendees introduced themselves

**C. Approval of Minutes**

Keith Bergthold said that there is no quorum, therefore the June 2007 minutes cannot be approved.

**D. Public Comments**

Sara Hedgpeth-Harris said since there are new people attending the meeting, the purpose of the committee should be explained. Keith Bergthold stated that the purpose of the Blue Ribbon Committee is to have 10,000 affordable, accessible housing units that are either master planned, approved, permitted or under construction by the year 2010.

**E. Implementation of Next Steps:**

**1) New Financing Subcommittee: Housing Trust Fund.**

Sara Hedgpeth-Harris asked who would take responsibility for creating and enforcing a timeline on the matrix. How do we know if the timetable is actually feasible?

Veda Stamps presented the Housing Trust Fund Ordinance to the committee. The items given to the committee were a rough draft form of the actual Housing Trust Fund ordinance and the background information. Veda Stamps stated that the final ordinance would mention Universal Design and housing for the disabled. Sara Hedgpeth-Harris asked if there was going to be any community participation in the Housing Trust Fund. Veda Stamps stated that HCDC and the 10 x 10 Blue Ribbon Committee could be added as part of the community participation. Veda Stamps said that these recommendations came out of analyzing the best practices of various jurisdictions that had Housing Trust Funds. A member of the community asked if the Housing Trust Fund would be part of the non-profit that the City is trying to develop. Keith Bergthold stated that the Housing Trust Fund is distinct from the non-profit. Veda Stamps stated that research indicates that the revenue source for the Housing Trust Fund comes from developer fees, redevelopment tax increment funds, transient occupancy tax, document recording fees, and bonds.

Michael Sigala questioned the applicability of income levels in the trust fund. Larry Roselle asked if the Housing Trust Fund is considering targeting residents with income up to 120% of median income. Veda Stamps stated that the topic was under consideration. Sara Hedgpeth-Harris said that she was concerned about residents earning at the lower end of the median income, because the market at this point is taking care of people earning 60% of AMI or higher. Sara Hedgpeth-Harris asked if the committee agreed that homebuyer assistance would be included in the Housing Trust Fund. Veda Stamps stated that there has not been a vote by the committee for income requirements. Keith Bergthold stated that the bulk of the need for housing assistance is 80% or below. Keith Bergthold stated that fast tracking should be considered for projects of 80% or below. Michael Sigala stated that there needs to be tiers of funding sources from the City and other agencies. Sara Hedgpeth-Harris asked if the next possible step would be to look at the different funding sources and how much these money would allocated to Housing Trust Fund. What would be the pros and cons from each funding source? Allysuun Williams said that Los Angeles just pushed through a Housing Trust Fund that had 100 million dollars worth of funds. Ms. Williams stated that the Housing Trust Fund was funded through bonds and private sources of funding. Larry Roselle asked if City Council should earmark a certain amount of funds. Keith Bergthold stated that earmark funds from City Council can be a funding source. Michael Sigala said that generally the main source of funding for Housing Trust Fund is linkage fees. Keith Bergthold stated that there should be a meeting with the City Attorney, City Finance Department and other key people to tighten up the details of the Housing Trust Fund. Larry Roselle asked if funds have been earmarked for the Housing Trust Fund. Michael Sigala stated that those are "carry over" funds from the previous year and there is at this time, no additional funds are earmarked for the Housing Trust Fund.

Veda Stamps inquired about the status of the Community Bank plan. Michael Sigala said that the Finance Department is currently working on the plan. Keith

Bergthold stated that the committee has a sense of urgency to keep the Community Bank Plan alive. Allysun Williams asked when the Housing Trust Fund plan would be presented to City Council. Keith Bergthold said that the Housing Trust Fun will be presented to City Council in September.

## **2) Innovative Government:**

Keith Bergthold will be presenting to City Council a density bonus ordinance to approve and allocate funds. Keith Bergthold would like the committee to review the density bonus ordinance. Keith Bergthold would like to include an inventory of affordable housing units in the housing element. A GIS system would be used to inventory affordable housing. Michael Sigala said he is currently working on a condo conversion policy for the City. Michael Sigala is working with the Planning Division to create a design competition for standard plans for infill lots. Sara Hedgpeth-Harris mentioned considering that creative people are not being paid for their work and therefore they will not stay in the area and will go where they are paid. Keith Bergthold said that a pot of money should be created for the design competition.

Keith Bergthold said that he and Stephen Sotomayor, from the Housing and Community Development Division, are looking at what cities are doing with density bonus and how high density developments look like. Keith Bergthold said after these studies are completed a report will be made.

Keith Bergthold said he was meeting with developers to learn about complaints of the approval process in the Planning Department. Keith Bergthold passed out chart about the development of the business center. Keith Bergthold stated that there problem with incomplete applications. Keith Bergthold said he hopes that the development of the Business Center would end the problem of inaccurate applications.

## **F. Public Comments and Announcements**

Michael Sigala stated that the Housing and Community Development Division has worked hard to implement the Disabled Accessibility Grant Program. Michael Sigala passed out pictures that illustrate making a person's house accessible.

Jose Luis Barraza announced that Universal Design policy for the City of Fresno will be introduced at the HCDC meeting on July 25, 2007.

**Meeting adjourned at 5:45 p.m.**